

reason of such contest or delay and prosecutes the contest with due diligence.

If the Mortgagor, its successors, heirs or assigns should fail to pay the taxes, assessments or other charges upon the premises before the same shall first become delinquent, except where such delay in making payment is pursuant to Paragraph 2(a) or 2(b) hereof, then said Mortgagee, its successors and assigns, may, but shall not be obligated to, pay the same, together with all penalties and costs incurred thereon, and said payments shall be added to the principal amount of the obligation under the Mortgage, with interest thereon from the date of such payment at the rate specified in the Note secured hereby.

3. To keep the buildings now or hereafter erected on said premises insured against loss by fire and such other hazards as may be required by the Mortgagee with companies and in amounts satisfactory to the Mortgagee and to deliver to Mortgagee said policies and renewals thereof (which shall be in standard form with standard loss payable clause in favor of the Mortgagee attached) with receipts showing payment of the premiums thereon. Such policies shall contain a provision that they shall not be cancelled without ten (10) days' prior notice to Mortgagee. The Mortgagor shall also keep and maintain insurance against rent or business interruption on the premises in an amount equal to Ten Thousand and No/100 (\$10,000.00) Dollars per month for six (6) months from date of loss. The Mortgagee may at any time in its own discretion procure and substitute for any of the aforesaid insurance such other policy or policies of insurance, in like amount, without prejudice to its right to foreclose hereunder should Mortgagor fail or refuse to keep said premises so insured.

The Mortgagee is hereby authorized and empowered, at its option, to collect and receive the proceeds from any such policy or policies. Each insurance company is hereby authorized and directed to make payment for all such losses solely to the Mortgagee. In case of loss under any policy of insurance, the Mortgagee may apply the net proceeds to the payment of any portion of the indebtedness hereby secured, whether due or not, or the Mortgagee

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